



P.O. Box 352 • 150 S. Bridge St. • Markesan, WI 53946 • P: (920) 398-3031 • F: (920) 398-3991

PUBLIC PROPERTY & HEALTH COMMITTEE

Markesan City Hall

February 4, 2020

Immediately Following Streets, Buildings & Utilities Meeting

AGENDA

Call to Order

Roll Call

Citizen's Comments

Public Works Report

Old Business

- Discussion and Action on 410 S. Bridge Street Maintenance Plan
- Discussion and Action on Kohn Bench for Old Cemetery
- Discussion and Action on Razing of Buildings at 650 North Margaret Street Property

New Business

- Discussion and Action on Chicken Ordinance
- Discussion and Action on Property Maintenance and Citations for 309 East John Street

Adjournment

A quorum of the Markesan Common Council may be in attendance at this meeting to gather information about a subject over which they have decision making responsibility. Under Wisconsin Open Meeting Law, this may constitute a meeting of the Common Council pursuant to the Badtke Decision, however, the Council will not take action at this meeting.

Any person requiring special assistance to participate in this meeting should contact the Clerk-Treasurer at 398-3031 at least 24 hours prior to the meeting so appropriate accommodations can be made.

Posted: Horicon Bank City Hall
ERGO Bank Post Office
www.markesanwi.gov

Dated February 3, 2020
Elizabeth Amend, Clerk-Treasurer

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-745-4070 (Office)
608-745-5763 (Fax)
gec@generalengineering.net
www.generalengineering.net

October 9, 2019

*Called 10-14-19
ask for hearing at CC
11-12-19*

Ronald & Susan Kelm
390 S. Bridge St
Markesan, WI 53946

Re: Property Maintenance
410 S. Bridge St
City of Markesan, Wisconsin

Dear Ronald and Susan Kelm:

The City of Markesan Building Inspection Department has received complaints regarding the dilapidated condition of the house located at the above referenced address. This condition is a violation of the City Property Maintenance Code Chapter 273-5 (copy enclosed).

The violations include:

1. 273-5 K: Excessive paint peeling, broken and loose shingles and other conditions that reflect deterioration. The dwelling is not being kept in good repair
2. 273-5 L: Evident water leakage. The dwelling is to be kept weather-tight to prevent structural damage and to avoid safety, health and fire hazards.
3. 273-5 D: The exterior appearance of the dwelling does not reflect a level of maintenance consistent with the standards of the neighborhood.

You have 30 days from the date of this letter to correct these violations. If violations are not corrected within 30 days, penalties will be imposed which will include citations. Per 273-12, each day a violation exists is considered a separate violation and subject to a citation.

You have 5 days from the receipt of this letter to request a hearing before the Common Council. This notice becomes an order after 5 days if a hearing is not requested.

If you have any questions or concerns, please feel free to contact me at (608) 617-6873.

Sincerely,

GENERAL ENGINEERING COMPANY

Timothy Tripp / BKF

Timothy Tripp
City of Markesan
Building Inspector

Portage

• Black River Falls •

La Crosse



Consulting Engineering Structural Engineering Building Design Environmental Services Building Inspection GIS Services
Grant Procurement & Administration Land Surveying Zoning Administration Mechanical, Electrical, & Plumbing Services



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October 24, 2019

Markesan Common Council
150 South Bridge Street
Markesan, WI 53946

Re: Property Maintenance
410 South Bridge Street
City of Markesan, Wisconsin

Dear Markesan Common Council:

This summer, the Building Inspection Department received an anonymous complaint regarding the condition of the unoccupied home located at 410 S. Bridge Street in the City of Markesan.

A few weeks after receiving the complaint, I visited the property and took pictures of the condition of the house. On October 9, 2019, a letter was sent to the owners of the above referenced address stating all of the City Ordinance violations that were plainly visible at the property at the time of my inspection.

The violations to City Ordinance Section 273 are as follows:

1. 273-5 D: The exterior appearance of the dwelling does not reflect a level of maintenance consistent with the standards of the neighborhood.
2. 273-5 K: Excessive paint peeling, broken and loose shingles and other conditions that reflect deterioration. The dwelling is not being kept in good repair
3. 273-5 L: Evident water leakage. The dwelling is to be kept weather-tight to prevent structural damage and to avoid safety, health and fire hazards.

Attached to this letter is:

Copy of the Property Maintenance Complaint Form
Copy of the letter notifying the owner of the violations
Pictures of the house at 410 S Bridge Street
Pictures of several surrounding homes to establish the standards of the neighborhood referenced in Ordinance 273-5 D.

Section 273-6 grants the Building Inspector authority to make property maintenance inspections. Section 273-8 was followed to give notice to the property owners. The next steps are laid out in Sections 273-9 to 273-12. Decisions as to the next steps should also include the City's Legal Counsel.

If you have any questions or concerns, please feel free to contact me at (608) 617-6873.

Sincerely,

GENERAL ENGINEERING COMPANY

Timothy Tripp / BKF

Timothy Tripp
City of Markesan
Building Inspector

Portage

Black River Falls

La Crosse



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Grant Procurement & Administration • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services



410 S. Bridge St



410 S. Bridge St



Neighbors



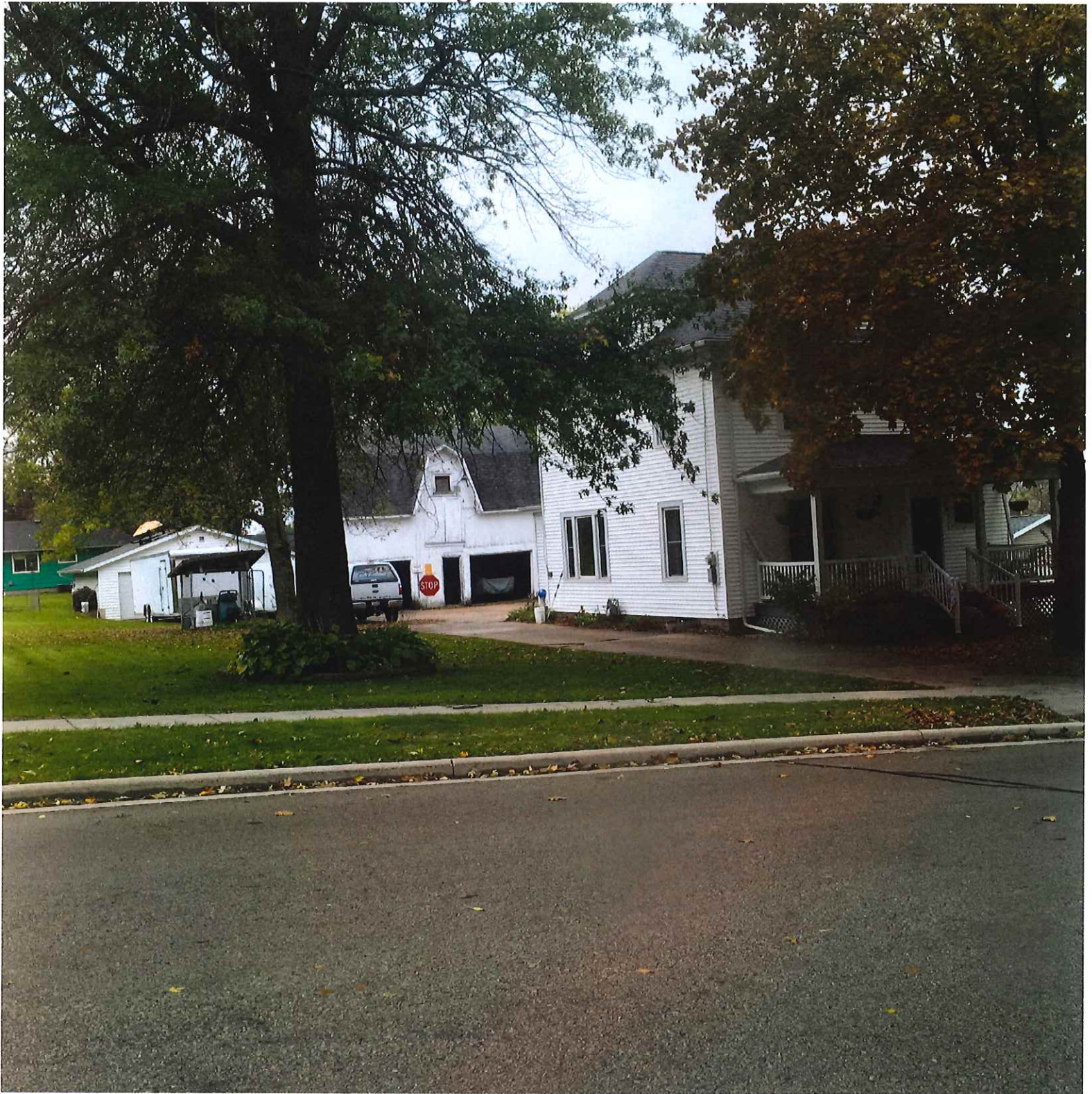
Neighbors



Neighbors



Neighbors



Neighbors



Chapter 273. Property Maintenance

§ 273-5. Duties and responsibilities of owners and operators as to maintenance and appearance of exterior of premises.

- A. The exterior of premises and all structures thereon shall be kept free of all nuisances, unsanitary conditions and any hazards to the safety of occupants, pedestrians and to the person utilizing the premises. Any of the foregoing shall be promptly removed and abated by the owner or operator.
- B. The exterior of the premises and surrounding yard shall be kept free of hazards which include, but are not limited to, brush, weeds, broken glass, stumps, roots, obnoxious growth, filth, garbage, trash, refuse and debris.
- C. Exterior porches, landings, balconies, stairs and fire escapes shall be provided with banisters or railings properly designed and maintained to minimize the hazard of fallings, and the same shall be kept structurally sound, in good repair and free of defects.
- D. The exterior appearance of all buildings shall reflect a level of maintenance in keeping with the standards of the neighborhood. It shall not constitute a blighting factor for adjoining property owners or an element leading to the progressive deterioration and downgrading of the neighborhood.
- E. The premises shall be kept landscaped and lawns, hedges and bushes shall be kept trimmed and kept from becoming overgrown and unsightly where exposed to the public view. Premises shall include the areas between the sidewalk and the curb of the street.
- F. In addition to Subsection E above, no grass upon any private premises within the City limits shall be allowed to grow in excess of an average length of six inches before being mowed, cut or trimmed, provided, however, that this provision shall not apply to land with a pitch greater than 30° from horizontal.
[Amended 4-14-2015 by Ord. No. 233]
- G. Yards shall be kept substantially clear of debris and shall be provided with adequate lawn, ground cover or vegetation. Hedges or bushes shall be cut or trimmed as often as necessary to maintain a neat and attractive appearance. All area not covered by any of the foregoing shall be treated to prevent dust or the blowing or scattering of dust particles into the air. All trees, bushes or vegetation which overhang a public entrance shall be properly trimmed to avoid obstruction of the view and movements of vehicles and pedestrians.
- H. Every yard, court, driveway or other portion of the lot shall be graded or drained so as to prevent the accumulation of stagnant water on any such surface. Driveways shall be maintained in good condition and repair.
- I. Every building, structure and all exterior appurtenances on the premises shall be adequately protected against rats, mice, termites and other vermin infestation, and shall not permit the entrance of such rat, mice, termites and other vermin. Occupants and operators shall be responsible for the extermination of rodents and vermin from that part of the premises under their exclusive control, except where more than one unit is infested at the same time and, in this instance, the owner shall also be responsible for extermination of the infestation.
- J. Every building shall have adequate refuse, garbage or rubbish storage facilities. No occupant shall accumulate rubbish, boxes, lumber, metal refuse or other materials which may provide a harborage for rodents or vermin.
- K. The exterior of every structure or accessory structure, residential and nonresidential, including fences, shall be maintained in good repair and all surfaces thereof shall be kept painted where necessary for purposes of preservation and appearance. The same shall be maintained free of broken loose shingles, crumbling stone or brick, excessive peeling paint or other conditions reflective of deterioration or inadequate maintenance.
- L. Every dwelling and accessory structure, exterior walls, siding and roofs shall be kept structurally sound and in a state of good repair to avoid safety, health or fire hazards and shall be so maintained as to be weather- and watertight. (The above applies to residential and nonresidential properties.)
- M. This chapter applies whether or not the premises are temporarily or continuously occupied or unoccupied, inhabited or uninhabited, commercial or noncommercial, and whether or not there is a structure, building or other improvement

upon the premises.

§ 273-6. Inspection by Building Inspector.

[Amended 4-14-2015 by Ord. No. 233]

The Building Inspector or his designated representative is authorized and, upon receipt of complaint, shall make exterior inspections to determine whether the buildings, structures and premises located within this City conform to the requirements of this chapter. For the purpose of making exterior inspections, the Inspector is authorized to enter, examine and survey, at all reasonable times, the exterior portions of all buildings, structures or premises. Every owner or occupant shall give the Inspector free access to any said premises. The Inspector or his delegated representative, having probable cause to believe a violation of this chapter exists, shall have authority to enter any of such premises after written notice has been given to the owner, occupant or his agent. If, after such notice is given, access is denied to the Building Inspector, he may apply to the Lakeside Municipal Court for a special inspection warrant.

§ 273-7. Administrative provisions.

- A. The Building Inspector is hereby made responsible for the enforcement of this chapter. All inspections, enforcement, orders or matters relating to violations of this chapter shall be under his direction and supervision. He may appoint or designate such other public officials or employees of the City to perform duties as may be necessary to the enforcement.
- B. The Building Inspector shall be supplied with official identification and, upon request, shall exhibit such identification when entering any premises subject to this chapter. The Inspector shall conduct himself as to avoid intentional embarrassment or inconvenience to occupants.

§ 273-8. Notice.

Whenever the Building Inspector determines that there are reasonable grounds to believe that there has been a violation of any provision of this chapter, notice of such alleged violation shall be given to the person responsible therefor which shall:

- A. Be in writing.
- B. Indicate the nature of the violation.
- C. Indicate the time for the correction of the violation in accordance with this chapter.
- D. Be served upon the owner or his agent or the occupant or operator, as the case may require. Such notice shall be deemed to be properly served upon such owner or his agent or occupant or operator if a copy thereof is:
 - (1) Served upon him personally;
 - (2) Sent by registered or certified mail to his last known address;
 - (3) Posted in a conspicuous place in or about the building or structure affected by notice; or
 - (4) Served upon a member of the family of the owner, operator or occupant 14 years of age or older.
- E. State a reasonable amount of time, not to exceed 30 days, to correct or abate the violation.
- F. Advise the person served of the right to request a hearing before the Common Council or Committee and that the notice shall become an order of the Building Inspector five days after service unless such a hearing is requested.

§ 273-9. Placard building.

- A. The Building Inspector shall cause to be placed upon a building, structure or premises a placard which will state the determinations of the Inspector as to the building, structure or premises being unfit for use or occupancy whenever all of the following occur:
 - (1) Any building, structure or premises does not substantially comply with the requirements of this chapter.
 - (2) The Building Inspector has given notice of the violations involved as provided for in § 273-8 of this chapter.

- (3) If the owner, occupant or operator has failed to correct the violations set forth in said notice.
 - (4) The Building Inspector has further determined that the building, structure or premises are so damaged, decayed, dilapidated, unsafe or vermin-infested that it creates a serious hazard to the health or safety of the occupants or of the public and is therefore unfit for use or occupancy.
- B. The form of the placard placed under the provisions of this section shall be determined by the Building Inspector, but shall also substantially state the specific violations of this chapter.
 - C. No person shall deface or remove the placard from any building, structure or premises which has been placed by the Building Inspector until removal of such placard is authorized by the Inspector.
 - D. Any building, structure or premises which has been determined by the Building Inspector as being so damaged, decayed, dilapidated, unsafe or vermin-infested that it creates a serious hazard to the health and safety of the occupants or of the public and is therefore unfit for use or occupancy and which said building, structure or premises has been placarded by the Inspector shall be vacated within such reasonable time as is determined and ordered by the Inspector.
 - E. No building, structure or premises which has been determined by the Building Inspector as unfit for use or occupancy and placarded as provided herein shall again be used or occupied until written approval is secured from and such placard is removed by the Inspector. The Inspector shall grant such approval and remove such placard in the event that the violations have been corrected and the Inspector determines that the building, structure or premises are now fit for use or occupancy.

§ 273-10. Noncompliance; remedy of defects.

- A. The owner, occupant or operator of any building, structure or premises shall have the time as specified in the notice under § 273-8 of this chapter to remedy the violation specified in such notice.
- B. In the event the Building Inspector shall determine, in his discretion, that the owner, occupant or operator is, within said time, making a good faith effort to correct the violations, he may extend the time for compliance.
- C. If the owner, occupant or operator of the building, structure or premises shall fail or refuse, after notice and order of the Building Inspector, to remedy the violations specified in such notice, then the Inspector may cause such work to be done and certify the cost thereof to the Clerk-Treasurer who shall extend such cost against the property upon the next tax roll of the City.

§ 273-11. Transfer of ownership of noncomplying building.

It shall be unlawful for the owner of any building, structure or premises who has received a compliance order or upon whom a notice of violation has been served to sell, transfer, mortgage, lease or otherwise dispose of to another until the provisions of the compliance order or notice of violation have been complied with, or until such owner shall first furnish to the Building Inspector a signed and notarized statement from the grantee, transferee, mortgagee or lessee, acknowledging the receipt of such compliance order or notice of violation and fully accepting the responsibility without condition for making the corrections or repairs required by such compliance order or notice of violation.

§ 273-12. Violations and penalties.

- A. A violation of any section or subsection of this chapter shall be subject to the penalties provided in § 1-3.
[Amended 4-14-2015 by Ord. No. 233]
- B. Each day a violation exists after the notice of violation has been received and which becomes an order of the Building Inspector shall constitute a separate violation of this chapter.
- C. Penalties set forth in this section shall be in addition to all other remedies of injunction, abatement or costs whether existing under this chapter or otherwise.

14

12

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2 E.F.
Oestriech

1 E.F.
Oestriech

6 John.
Tillema

5 John
Tillema

15 Ruth
Richards
Frank Umbreit

14 Chas.

3

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1

5

4

pro. 2

pro. 0

Ferd. 0



P.O. Box 352 • 150 S. Bridge St. • Markesan

3-3991

Connie
did not
sign for
letter.

January 21, 2020

Connie Wilsnack
N1612 Goose Pond Rd
Arlington WI 53911

RE: 650 North Margaret Street Maintenance

Dear Connie:

The City of Markesan's Common Council met on January 14, 2020, and a motion was made in regards to your property located at 650 N. Margaret Street in Markesan.

After discussion and the review of the General Engineering Condition Assessment that was done on December 23, 2019, the motion was made to have you attend the February 4, 2020 Public Property and Health Committee meeting or February 11, 2020 Common Council meeting to discuss the maintenance and raze process on the remaining buildings at 650 N. Margaret Street.

If you do not attend either of the February meetings, the City Attorney will start the raze process on the remaining 11 buildings immediately.

Thank you for your cooperation.

Sincerely,

Elizabeth Amend
City Clerk-Treasurer



P.O. Box 352

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:
Miriam Wilsnack
512 E Thornhill Ln
Palatine IL 60074



9590 9402 3105 7124 8603 39

2. Article Number (Transfer from service label)

7016 0600 0000 8619 4437

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

☒ *Miriam Wilsnack* ☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

1-25-2020

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

January 21, 2020

Miriam Wilsnack
512 E Thornhill Ln
Palatine IL 60074

RE: 650 North Margaret Street Maintenance

Dear Miriam:

The City of Markesan's Common Council met on January 14, 2020, and a motion was made in regards to your property located at 650 N. Margaret Street in Markesan.

After discussion and the review of the General Engineering Condition Assessment that was done on December 23, 2019, the motion was made to have you attend the February 4, 2020 Public Property and Health Committee meeting or February 11, 2020 Common Council meeting to discuss the maintenance and raze process on the remaining buildings at 650 N. Margaret Street.

If you do not attend either of the February meetings, the City Attorney will start the raze process on the remaining 11 buildings immediately.

Thank you for your cooperation.

Sincerely,

Elizabeth Amend
City Clerk-Treasurer



Betsy Amend <bamend@markesanwi.gov>

Wilsnack Order to Raze

1 message

Daniel Sondalle <dsondalle@sondallelaw.com>

Tue, Jan 28, 2020 at 11:10 AM

To: Betsy Amend <bamend@markesanwi.gov>

Dear Betsy:

Attached hereto please find my first draft of the Order to Raze regarding the Wilsnack property. I am not sure what her current address is. Is she still residing in Arlington, WI? Once I know her current address, I will add her address in the order.

The other issue is how much time do you want her to raze all of these buildings? I believe 90 days is appropriate or possibly more time as there is a substantial number of buildings to be removed.

Please review and call me to discuss.

Thank you.

Daniel D. Sondalle/kjg

SONDALLE LAW OFFICE, LLC

P.O. BOX 236

PRINCETON WI 54968

920-295-6477

FAX: 920-295-4868

CONFIDENTIALITY NOTICE

To ensure compliance with requirements imposed by the Internal Revenue Service, we inform you that, unless expressly stated otherwise, any U.S. federal tax advice contained in this e-mail, including any attachments, was not intended or written to be used, and cannot be used, by any person for the purpose of (i) avoiding any penalties that may be imposed by the Internal Revenue Service, or (ii) promoting, marketing or recommending to another person any tax-related matter addressed herein.

The information in this e-mail is confidential and may be protected by the attorney's work product doctrine or the attorney/client privilege. It is intended solely for the addressee(s); access to anyone else is unauthorized. If this message has been sent to you in error, do not review, disseminate, distribute or copy it. Please reply to sender that you received this in error.

 **order to raze 1-28-20.pdf**
3247K

ORDER TO RAZE

PURSUANT TO WISCONSIN STATUTES 66.0413

TO: Leonard and Isabelle H. Wilsnack Living Trust dated November 14, 1996
c/o Connie Wilsnack, Trustee
(put address, not sure if she still lives in Arlington, WI)

Yes Arlington

The City of Markesan orders you, as owner of the following described property, to raze buildings 1, 2, 3, 5, 6, 7, 8, 9 and 11 as shown on the attached pictures from General Engineering Company property condition assessment dated July, 2018, located at 650 N. Margaret Street, Markesan, Wisconsin, 53946:

The South Twenty-eight (28) acres of the Southeast Quarter of the Northeast Quarter (SE ¼ NE ¼) of Section Six (6). Excepting a strip of land two (2) rods wide along the North side of said South 28 acres. Excepting Lot 1 of CSM 3267. Excepting CSM 3429. All property being located in Section 6, Township 14 North, Range 13 East, City of Markesan, Green Lake County, Wisconsin.

The City Building Inspector has determined that the cost of repairs to the buildings would exceed 50% of the assessed value of the buildings divided by the ratio of the assessed value to the recommended value as last published by the Department of Revenue for the City of Markesan. Therefore, according to Section 66.0413, Wisconsin Statutes, repairs to the buildings are presumed unreasonable.

You have until _____, 2020 to raze the buildings. If you fail or refuse to comply with this raze order by _____, 2020, the Building Inspector or other designated officer may proceed to raze the buildings through any available public agency or by contract or arrangement with private persons. The cost of razing the buildings may be charged in full or in part against the real estate upon which the buildings are located and if that cost is so charged, it will be a lien of the real estate and may be assessed and collected as a special charge.

You are also ordered to remove any personal property or fixtures which will unreasonably interfere with the razing of the buildings by _____, 2020. If the personal property or fixtures are not removed within the time allowed, the Building Inspector or other designated officer may store, sell or, if the property has no appreciable value, may destroy the personal property or fixture. If the property is stored, the amount paid for storage is a lien against the property and real estate and shall be assessed and collected as a special tax against the real estate if the owner of the personal property and fixtures owns the real estate.

Dated this _____ day of _____, 2020.

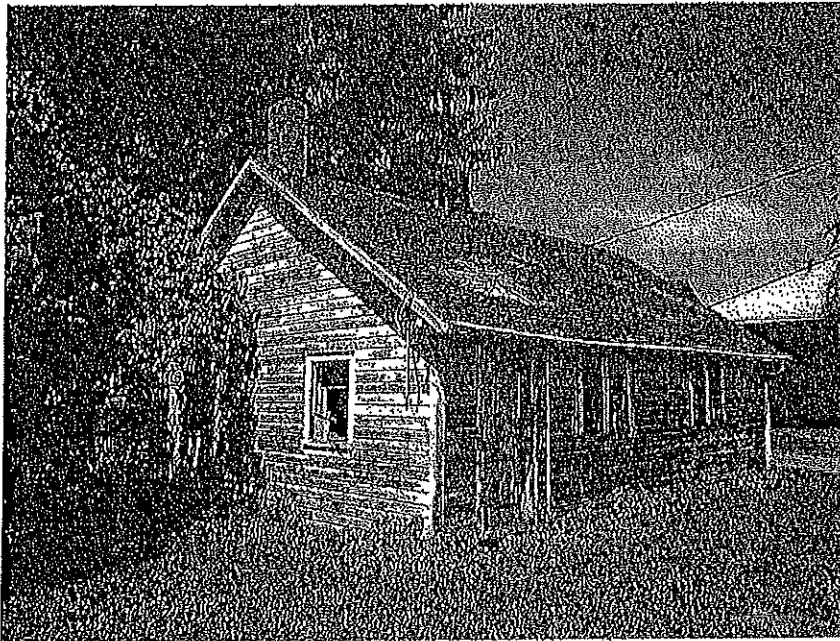
Elizabeth Amend, Clerk
City of Markesan
920-398-3031

Subscribed and sworn to before me this
_____ day of _____, 2020.

Notary Public, State of Wisconsin
My Commission: _____

PHOTOGRAPH APPENDIX

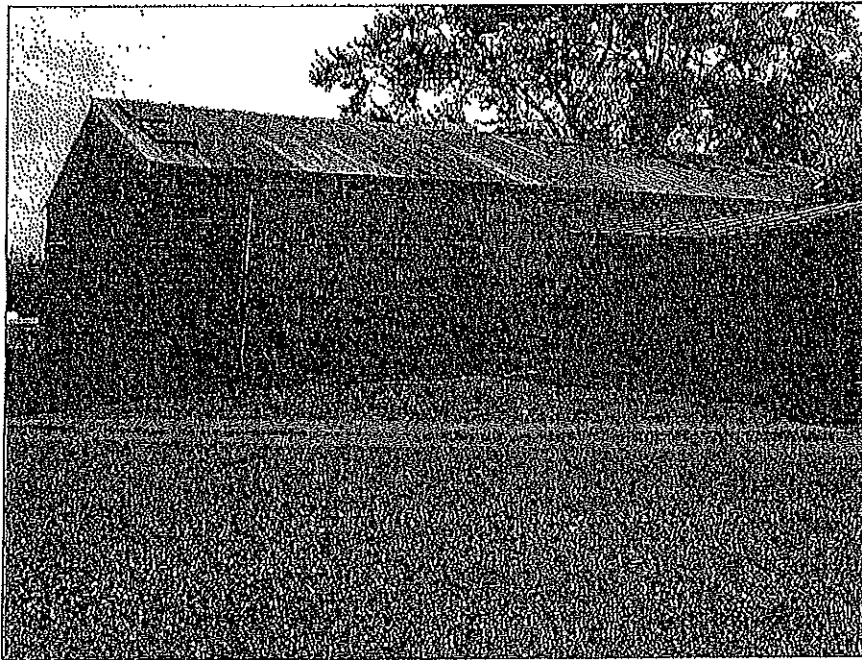
BUILDING #1



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



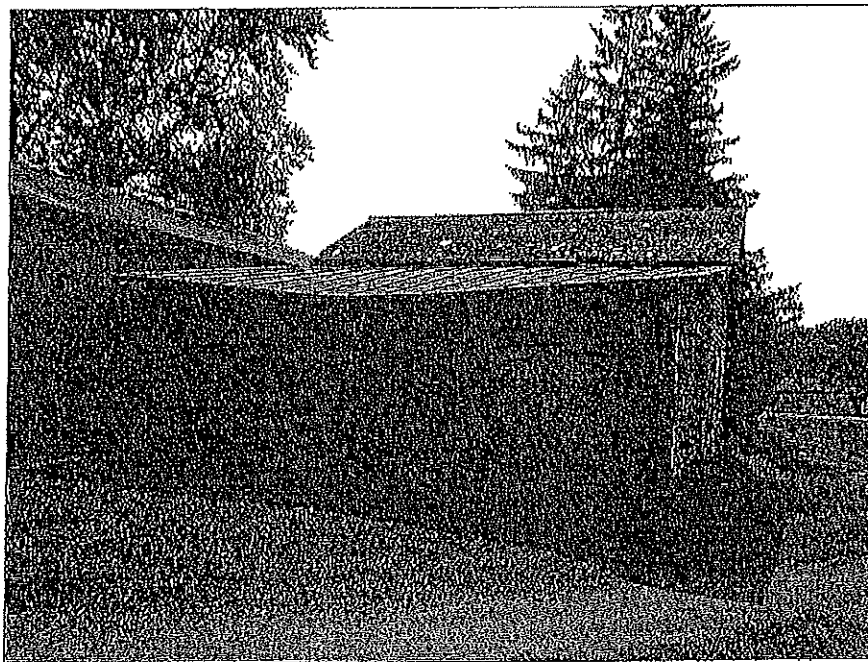
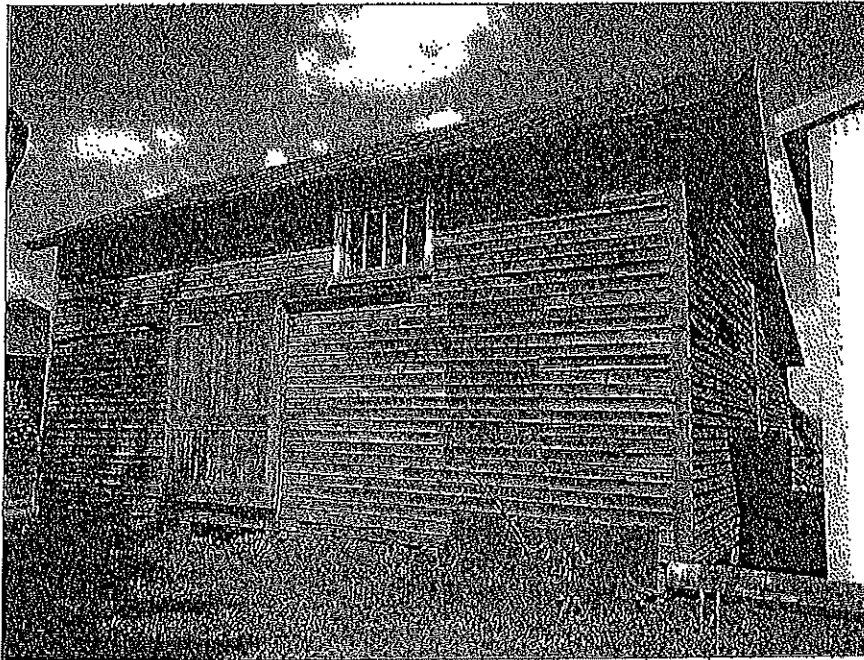
BUILDING #2



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



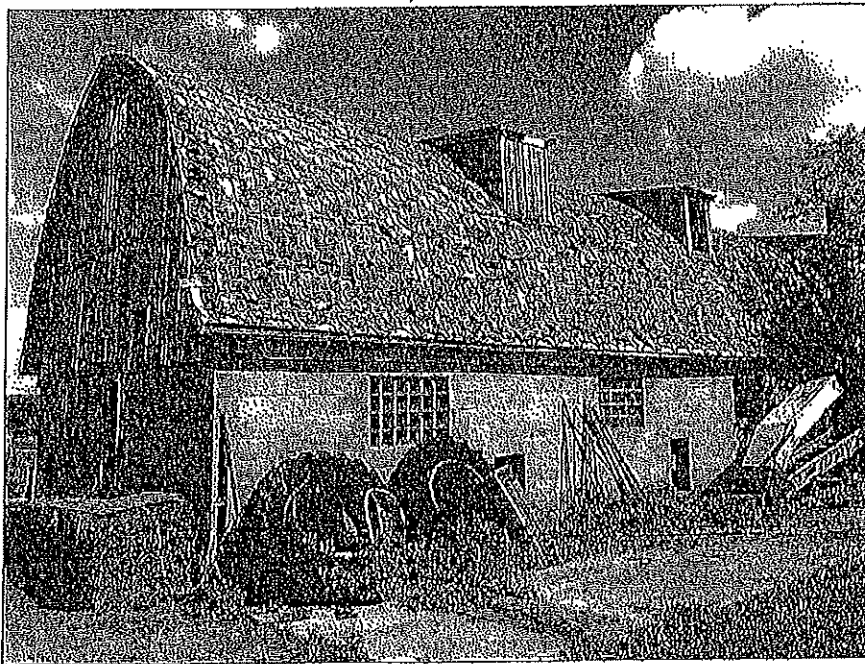
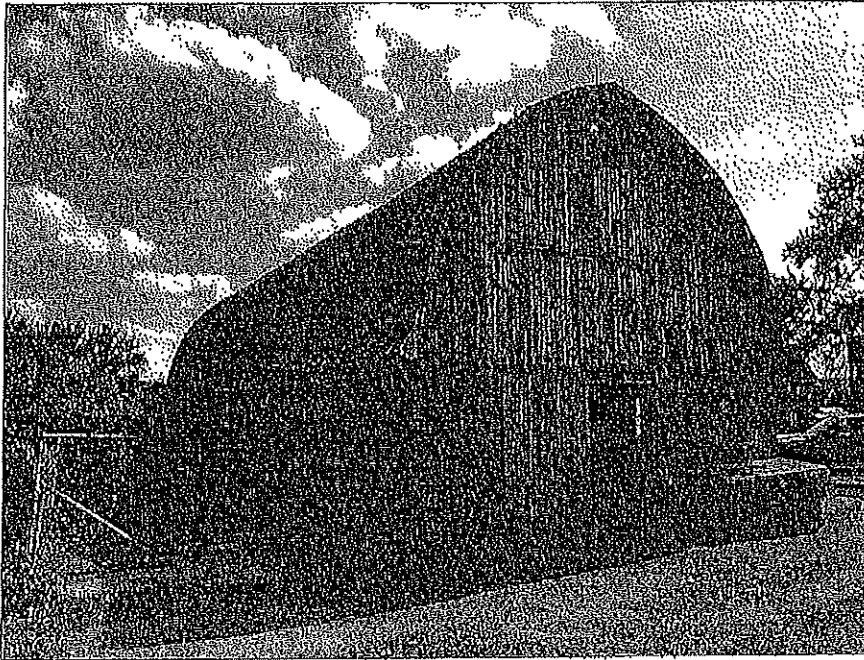
BUILDING #3



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



BUILDING #5



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



BUILDING #6



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Gen'l Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services

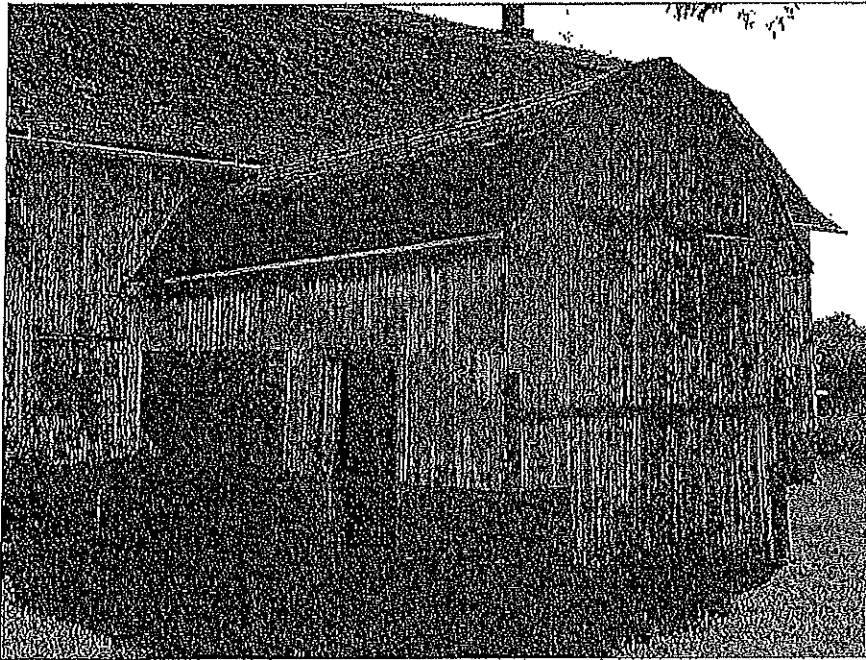
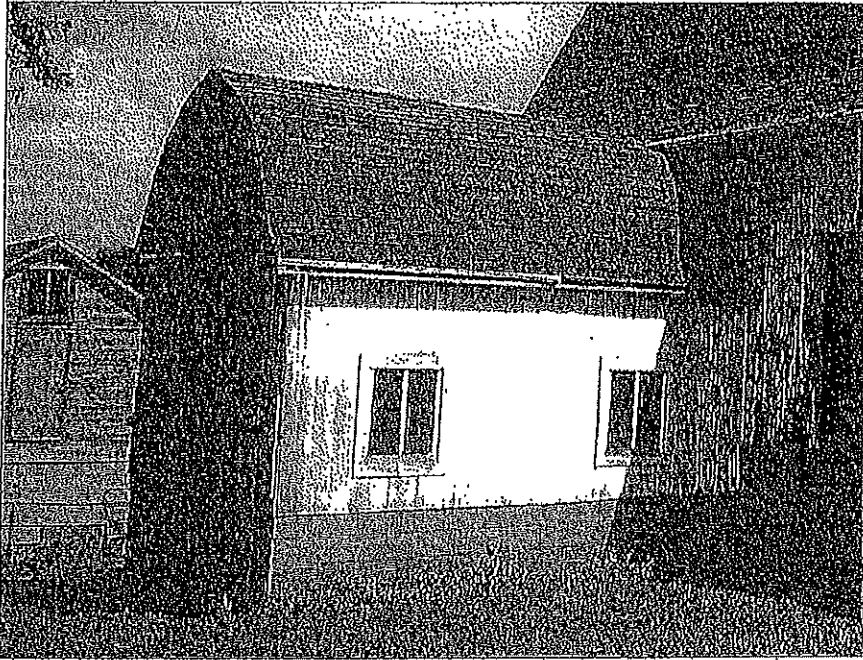




Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



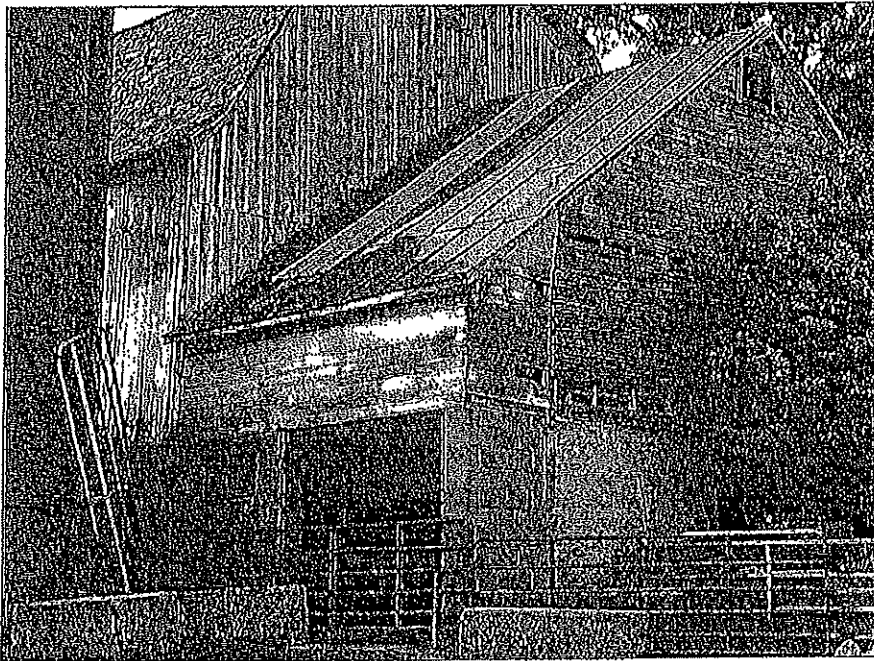
BUILDING #7



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



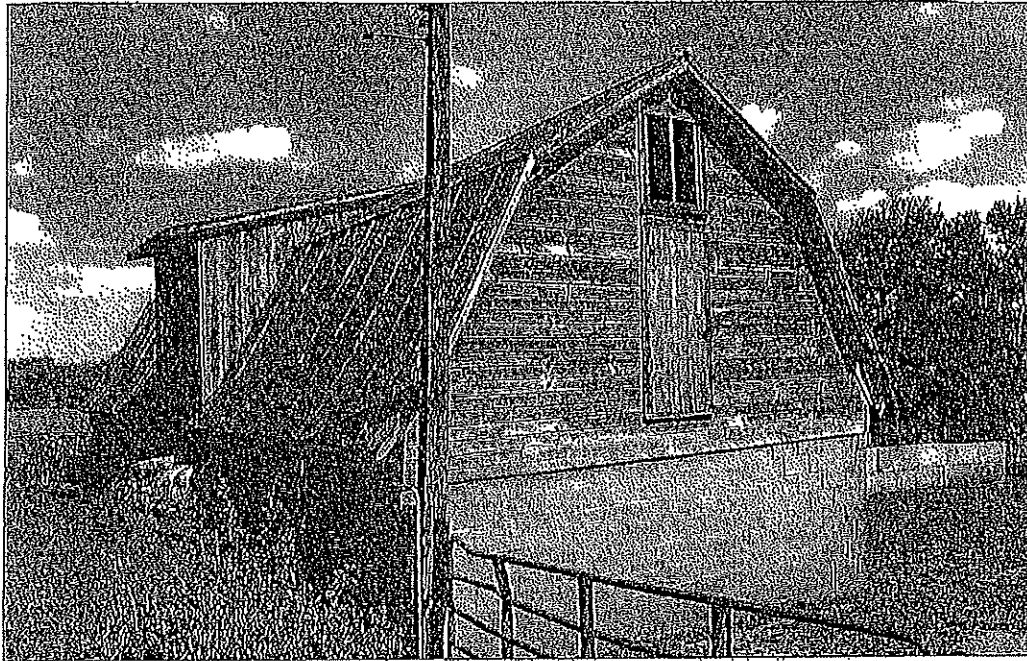
BUILDING #8



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



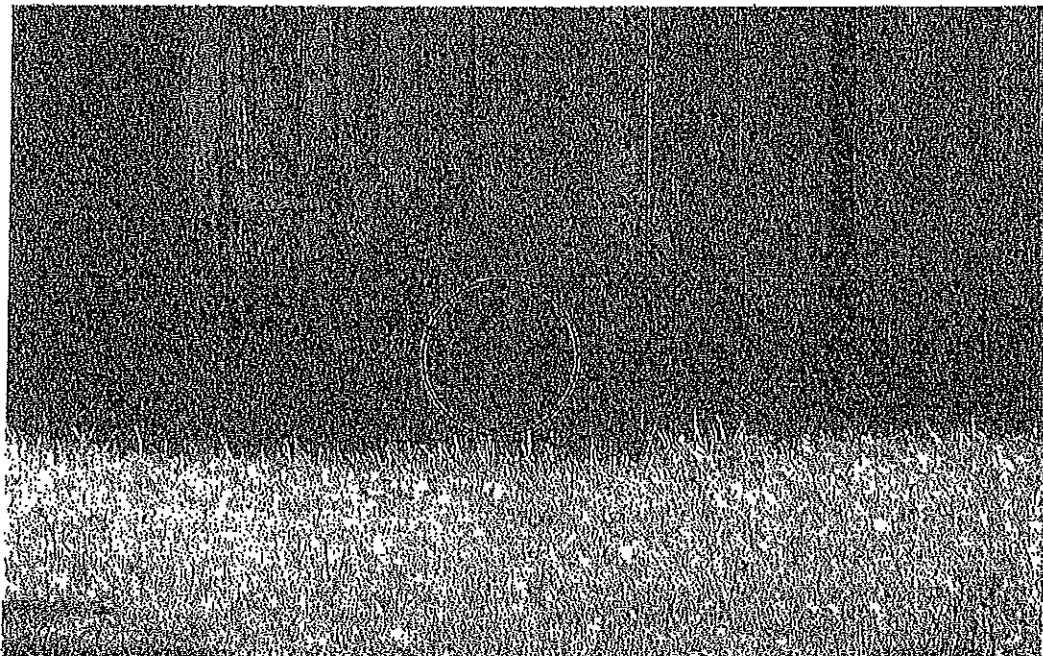
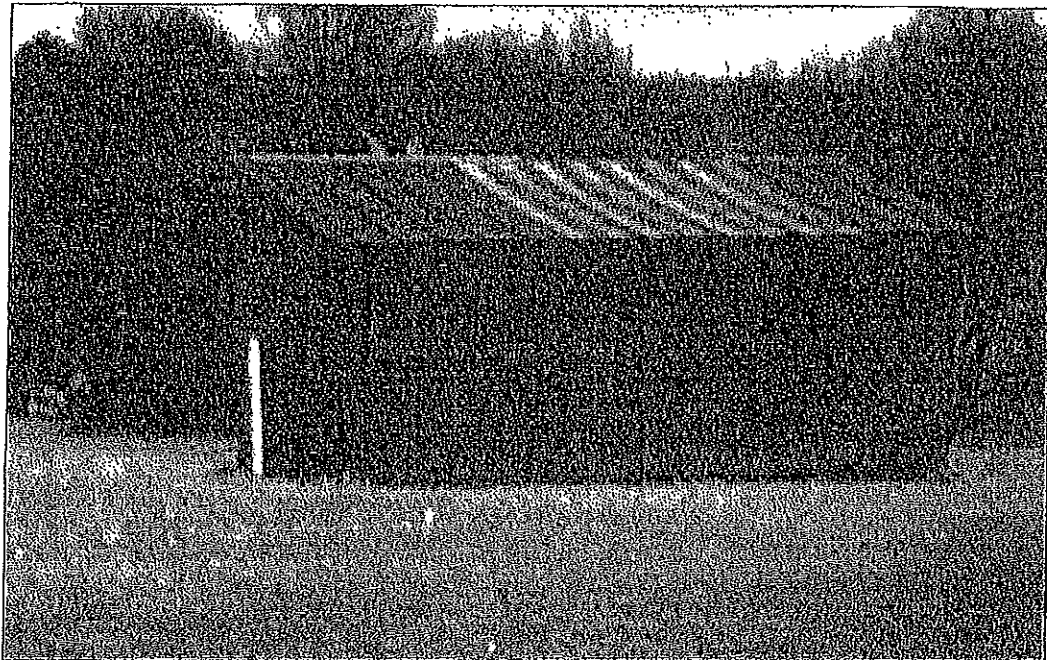
BUILDING #9



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services



BUILDING #11

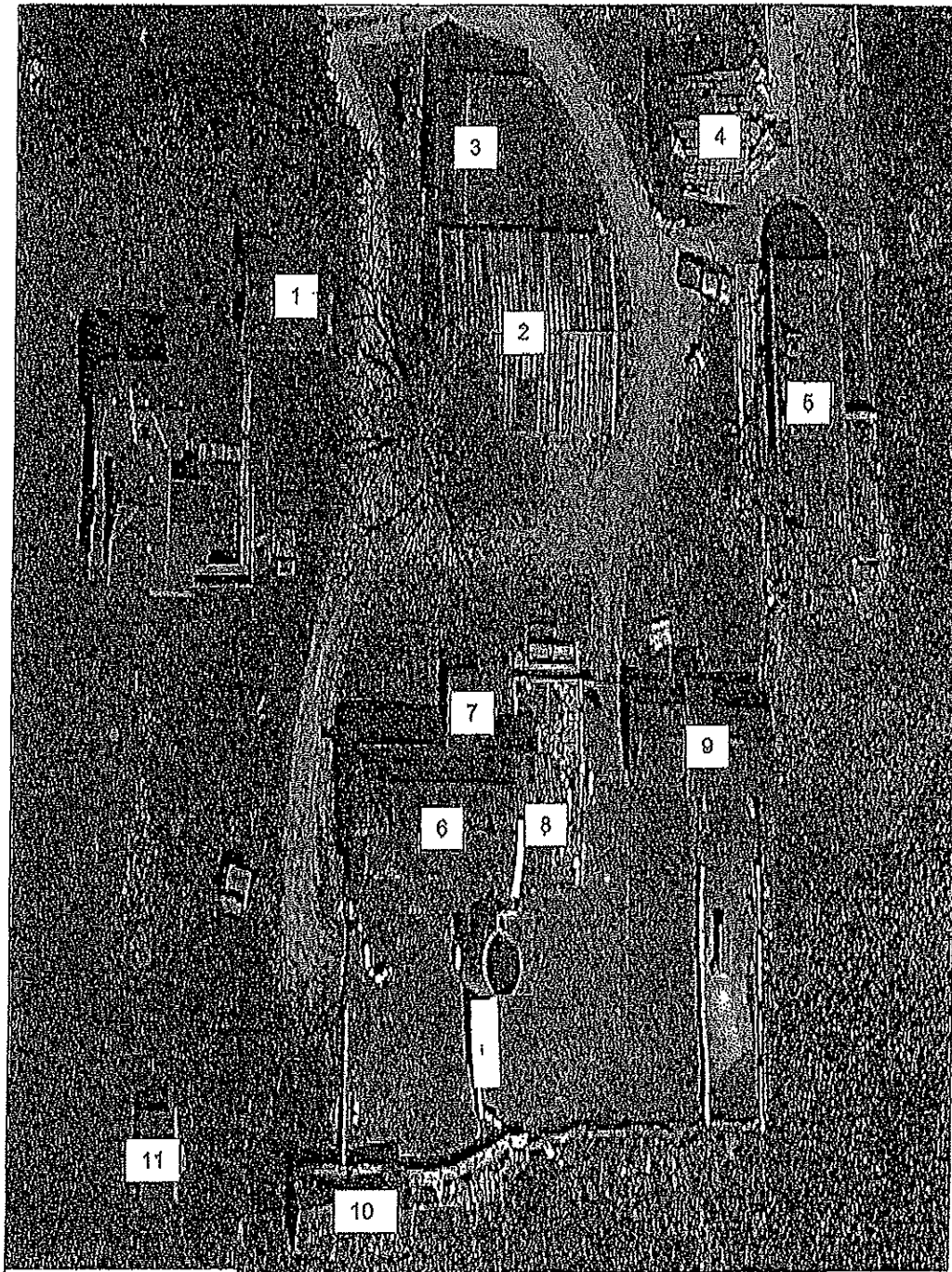


WOODCHUCK AT BUILDING #7



Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services





Consulting Engineering • Structural Engineering • Building Design • Environmental Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Building Inspection • GIS Services





Betsy Amend <bamend@markesanwi.gov>

Wilsnack Condition Assessment

1 message

Mike Parrott <mparrott@generalengineering.net>

Fri, Dec 27, 2019 at 11:23 AM

To: "Betsy Amend (bamend@markesanwi.gov)" <bamend@markesanwi.gov>

Hi Betsy,

I met with Connie Wilsnack this past Monday afternoon at her property in Markesan. Attached is my report. You will note that all but one small building has been downgraded from Fair to Poor condition overall. All buildings remain raze eligible as no repairs or improvements to the buildings was observed. Additionally, you will also note that 3 buildings were observed to have structural deficiencies and/or were deteriorated to the extent that I consider them to be unsafe at this time. Please review the information and let me know if you have any questions. Thank you.

Sincerely,

Michael E. Parrott

Buildings & Inspections | General Engineering Company

916 Silver Lake Drive | PO Box 340 | Portage, WI 53901

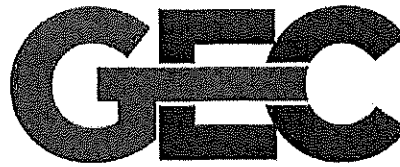
P 608-742-2169 | F 608-742-2592 | C 608-697-8178

mparrott@generalengineering.net<mailto:mparrott@generalengineering.net>

www.generalengineering.net<http://www.generalengineering.net>

**winmail.dat**

13K



Engineers • Consultants • Inspectors

December 27, 2019

City of Markesan
150 S. Bridge St.
PO Box 352
Markesan, WI 53946

Re: Condition Assessment: 650 N. Margaret Street, Markesan, WI. Tax I.D. #251-00406-0000

1.0 BACKGROUND AND GENERAL INFORMATION

- 1.1 At the request of the City of Markesan a non-destructive, visual inspection of eleven (11) accessory structures associated with the physical property address 650 N. Margaret Street, Markesan, WI was performed on June 28, 2018. A written report dated July 18, 2018 detailing the findings of said inspection was provided to the City and the owners of said property.
- 1.2 At the time of the July 18, 2018 report, all eleven accessory structures were found to be in violation of the City of Markesan Code of Ordinances regarding Chapters 273 and 252. All eleven structures were also found to have met the criteria as set forth by Wis. Stat. s. 66.0143(1)(c) to be eligible for being razed.
- 1.3 On December 23, 2019 a follow-up inspection of the aforementioned accessory structures was performed. The purpose of said inspection was to assess the current condition of the structures and determine what, if any, actions may have been taken to bring the buildings into compliance with the City of Markesan Code of Ordinances since the last inspection.
- 1.4 The following defined terms are used to describe the condition of the components and systems reviewed:
 - Satisfactory** – Performing its intended function with no major defects noted.
 - Serviceable** – Performing its intended function, but has visible defects or is aging. Minor to moderate repairs will be required.
 - Fair** – Barely performing its intended function and has visible defects or is aging and will require moderate to major repairs in the short term.
 - Poor** – Not properly performing its intended function; at or beyond its useful life. Component requires major repair or replacement.
- 1.5 The inspection was performed by Michael E. Parrott of General Engineering Company in the company of Ms. Connie Wilsnack, trustee of the Leonard & Isabelle Wilsnack Living Trust.
- 1.6 The weather at the time of the inspection was mostly sunny with temperatures of approximately 40-50 degrees.

2.0 INSPECTION

For purposes of clarity an aerial photo has been provided denoting the eleven (11) buildings inspected. This is the same photo included in the 2018 report.

2.1 Building #1

- 2.1.1 Building #1 is a detached garage which was previously found to be in only Fair Condition.
- 2.1.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate. The roof sustained the most notable deterioration with significant shingle loss. Multiple holes were observed to have developed in the roof as well.
- 2.1.3 The observed condition of Building #1 has been downgraded to Poor Condition.

2.2 Building #2

- 2.2.1 The construction type of Building #2 is commonly referred to as a pole shed.
- 2.2.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate.
- 2.2.3 Since the last inspection, structural damage to two (2) roof trusses has occurred. These trusses are located at the SE corner of the building. Damage appears to have occurred while loading large square bales of hay into the building.
- 2.2.4 As a result of the structural damage, the condition of Building #2 has been downgraded from Fair to Poor Condition overall.

2.3 Building #3

- 2.3.1 Building #3 is a wooden framed building with an open lean-to. The structure is clad in wooden lap style siding, and a combination of wooden shake shingles and standing seam steel roofing.
- 2.3.2 No improvements were observed to have been completed since the 2018 inspection. The building as a whole has continued to deteriorate.
- 2.3.3 As a result of the continued deterioration Building #3 has been downgraded from Fair to Poor overall condition.

2.4 Building #4

- 2.4.1 Building #4 has been razed and therefore no longer exists.

2.5 Building #5

- 2.5.1 Building #5 is composed of a wooden framed roof structure positioned on concrete block walls. The wooden framed gable end walls are clad in vertical wood siding. The roof is clad in asphalt shingles.

- 2.5.2 No improvements were observed to have been completed since the 2018 inspection and the building was observed to have continued to deteriorate.
- 2.5.3 Significant shingle loss has resulted in an actively leaking roof which has consequently resulted in rotting of not only roof framing members, but it has compromised loft floor support beams. Additionally, advanced foundational issues were observed at the south end of Building #5.
- 2.5.4 The condition of Building #5 has been downgraded from Fair to Poor Condition overall. The building was found to be old, dilapidated and out repair so as to be dangerous, unsafe and unfit for human use.

2.6 Building #6

- 2.6.1 Building #6 is a traditionally framed post and beam style wooden barn clad in vertical wooden siding and an asphalt shingled roof. The foundation of said structure is primarily a stone masonry type.
- 2.6.2 No improvements were observed to have been completed since the 2018 inspection and the building was observed to have continued to deteriorate.
- 2.6.3 At the time of the last inspection, cattle occupied the lowest level of the barn and as such I was unable to access that area. Upon re-inspection I was able to access the lower area and as such was able to better evaluate the structure.
- 2.6.4 In the 2018 report I called attention to a structural column which appeared to have been removed from the lower area. Upon re-inspection I was able to determine that in fact a wooden support column has been removed. I was also able to determine that this column not only supported the loft area directly above it, but it also supported a portion of the roof load. In light of the evidence, I consider the missing support column to be a significant structural deficiency which has a high potential to lead to at least a partial collapse of the building.
- 2.6.5 In addition to the structural ramifications of the removed support column, I observed other structural members to have been compromised by various means including but not limited to damage from machinery and repeated water infiltration resulting in rot.
- 2.6.6 In light of the newly observed structural deficiencies and continued deterioration of the roof and building as a whole, I have downgraded the condition of Building #6 from Fair to Poor Condition overall. Furthermore, due to the aforementioned structural deficiencies the building is to be considered to be so out repair as to be dangerous, unsafe and unfit for human use.

2.7 Building #7 & Building #8

- 2.7.1 Building #7 is a wooden framed structure positioned on a concrete block masonry foundation. The building is clad in vertical wooden siding and asphalt shingles.
- 2.7.2 Building #8 is a wooden framed structure positioned on a stone and concrete block masonry foundation. The building is clad in horizontal wooden lap siding and steel standing seam roofing.

2.7.3 No improvements were observed to have been completed to either building since the inspection of 2018 and the buildings were observed to have continued to deteriorate.

2.7.4 The increased deterioration of buildings #7 and #8 combined with the fact that they are joined to the structurally compromised Building #6 has resulted in a downgrade of each building from Fair to Poor condition overall.

2.9 Building #9

2.9.1 Building #9 is a wooden framed structure positioned on a cast-in-place concrete and concrete block masonry foundation. The building is clad in wooden siding and steel standing seam roofing.

2.9.2 No improvements were observed to have been completed to the building since the inspection of 2018 and the building was observed to have continued to deteriorate.

2.9.3 In addition to the general deterioration of the building as a whole, the main support beam and column assemblies for the West approximate half of Building #9 was observed to be significantly compromised. The wooden column and beam, which support both the loft and roof assemblies, were observed to be substantially rotted and to have been knocked out of position to the extent they are in danger of collapse. Should the column and beam collapse, it is likely the West half of the building will collapse.

2.9.4 Due to the newly observed structural deficiencies, Building #9 has been downgraded from Fair to Poor Condition overall. Furthermore, due to the aforementioned structural deficiencies the building is to be considered to be so out repair as to be dangerous, unsafe and unfit for human use.

2.10 Building #10

2.10.1 Building #10 has been razed and therefore no longer exists.

2.11 Building #11

2.11.1 Building #11 is a small metal clad, lean-to structure.

2.11.2 No improvements were observed to have been completed to the building since the 2018 inspection.

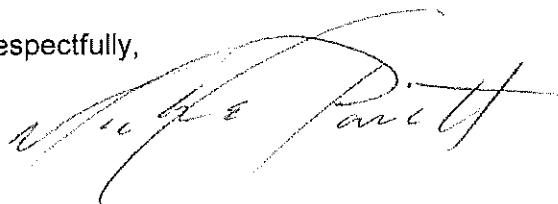
2.11.3 Holes were observed to be going under the perimeter of the building suggesting that animals are frequenting this area. Additionally, the door to the building was dilapidated leaving the building relatively unsecured.

2.11.4 I would categorize the building as being in only Fair condition.

3.0 SUMMARY AND CONCLUSIONS

- 3.1 After comparing the photographic evidence from the most recent inspection to that of the 2018 inspection it was observed that buildings #4 and #10 have been razed. It was also observed that none of the remaining nine building have been improved in any way, but instead the buildings were observed to currently be in a more advanced state of deterioration and disrepair.
- 3.2 Taking the above evidence into consideration combined with the July, 2018 cost analysis, it has been determined that all of the nine (9) remaining buildings continue to meet the criteria as set forth by Wis. Stat. s. 66.0143(1)(c) to be eligible for being razed.
- 3.3 In addition to meeting raze eligibility, Buildings #5, #6 and #9 have been observed to possess significant structural deficiencies. The nature of the deficiencies is such that the buildings shall be considered to be so out repair as to be dangerous, unsafe and unfit for human use.
- 3.4 As with the initial inspection, with the exception of Building #2, the buildings in question were observed to be unsecured for the most part. As such access to the buildings interiors can be managed with little effort via window and/or door openings. Additionally, per Connie Wilsnack, the home located on the property is not permanently occupied and therefore the property is largely unsupervised. In my professional opinion these factors, among others such as the contents stored within the structures, are likely to attract children and/or other persons who may be unable to appreciate the potential risks posed by the buildings and their contents. These factors make the buildings an "attractive nuisance". As such I recommend immediate measures be taken to secure the buildings.
- 3.6 The overall level of maintenance and condition of the buildings in question, both individually and as a whole, is not in keeping with the standards of the neighborhood. Therefore, it is my professional opinion that the buildings constitute a blighting factor for the adjoining property owners and/or represent an element leading to the progressive deterioration and downgrading of the neighborhood.
- 3.7 In conclusion the buildings were observed to be substandard as they do not conform to the minimum standards as established by the provisions of the City of Markesan Ordinances or by the Wisconsin Statutes or the Wisconsin Administrative Code.

Respectfully,



Michael E. Parrott
Buildings/Inspections
MEP/llf

PHOTOGRAPH APPENDIX



The minimum size requirements for a hen house (a hen house is required) is not less than three (3) cubic feet of space per bird and the hen house must connect to a secure and fully ventilated pen (also required) which contains not less than seven cubic feet of space per bird and an appropriately sized nesting box (also required) shall be provided at the rate of not less than one box per every two birds. Pens shall be properly sized as will permit full spread of the kept birds wingspan and allow the bird(s) to walk/run;

No person shall keep a rooster or a crowing hen;

No chickens may be kept within a principal residence or garage;

Chicken keeping shall be conducted only by the owner occupant (or a tenant with the property owners express written consent for the use) of a property zoned and used for single family detached residential purposes only. No chicken may be kept at mobile homes, condominiums, apartment complexes, duplexes, or any other multiple-family property;

No person shall keep chickens in any location on the property other than in the back yard;

Hen houses and chicken pens shall not be located closer than 75 feet from the ordinary high water mark of any lake, river, or stream;

If a chicken dies, it must be disposed of promptly in a sanitary manner;

Chickens shall be kept and handled in a sanitary manner;

Chickens shall be kept as pets and for personal use only. No owner shall engage in chicken breeding or fertilizer production for commercial purposes including, but not limited to, farmer's markets;

The slaughtering of chickens is prohibited unless it is accomplished/processed at a properly licensed off premises facility;

Chickens must be kept in hen house and chicken pen at all times when not being monitored by a responsible individual, over 18 years of age and able to immediately return the hens to the chicken pen or hen house if necessary.

Chickens shall always be secured within the hen house during non-daylight hours;

All structures and enclosures related to the keeping of chickens must be at least 50 feet from a neighboring principal residence; at least five feet from

the side and rear property lines, and at least five feet from the residence upon the property where the chickens are kept;

Noise from chickens may not be loud enough at the property boundaries to disturb a person of ordinary sensitivity;

The hen house and pen system shall be properly designed, laid-out on/over a hard surface and maintained as will provide safe and healthy living conditions for the chickens.

Enclosures must be cleaned not less than twice weekly, kept dry and in a neat and sanitary condition at all times, and exist in a manner that will not disturb the use or enjoyment of neighboring lots due to noise, odor, or other adverse impact;

The hen house shall be enclosed on all sides and have a roof and doors. Access doors must be able to be shut and locked at night. Opening windows and vents must be covered with predator and bird-proof wire or fence of no more than one-inch openings;

All enclosures for the keeping of chickens must provide adequate ventilation as well as sun protection, and be sanitary, insulated, weatherproof and impermeable to rodents, wild birds, and predators, including dogs and cats and similar. It must also be structurally sound, moisture-proof and maintained in good repair with sufficient space for freedom of movement and retention of body heat with elevated perches for natural roosting position. The nesting boxes must be elevated off the ground;

Provisions must be made for the routine removal and lawful disposal of chicken manure in order to prevent any adverse affects related to odor or unsanitary conditions;

Any person given a chicken keeping conditional use grant approval, shall provide evidence of proper Livestock Premises Registration with the State of Wisconsin as an exhibit to be included with the Conditional Use permit document prior to recording;

Approved chicken keeping accessory structures and related fencing/enclosures may require the issuance of a building permit(s). It is the applicant's responsibility to secure any required permits prior to the start of any construction or installation.



P.O. Box 352

January 15, 2020

Shawn & Cristal Strahota
309 East John Street
Markesan, WI 53946

Re: Property Maintenance Citation
309 East John Street
City of Markesan, Wisconsin

Dear Mr. Strahota:

The City of Markesan Common Council met on Tuesday, January 14, 2020 for a special hearing that you requested in regards to a property citation at 309 East John Street. You were not in attendance at this meeting, therefore, the Common Council made the motion to begin the citations effective January 15, 2020.

You were asked to please bring a plan and timeline to the Council to remedy the violations stated below:

The City of Markesan Building Inspection Department has received complaints regarding the dilapidated condition of the house located at the above referenced address. This condition is a violation of the City Property Maintenance Code Chapter 273-5 (copy enclosed).

The violations include:

1. *The rear porch guardrail is missing.*
2. *The front porch structure is failing.*
3. *Front and rear exterior steps are unsafe.*
4. *The exterior needs painting for preservation and appearance. Much of the siding has begun to deteriorate.*
5. *The exterior wall covering and windows are not water tight.*

Per the Common Council, citations will be issued daily until the property has been brought up to code.

You may attend the February Public Property meeting to discuss or dispute the citation. If you do come to the February meeting, it is on **Tuesday, February 4th at 6:30 pm**. Please make sure that you bring a plan, timeline, and a list of any contractors that you have consulted or hired for the work, and a list of any repairs that have been completed so far.

If you have any questions or concerns, please feel free to contact me at 920-398-3031.

Sincerely,

Elizabeth Amend, City Clerk-Treasurer

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Sent To

Shawn & Cristal Strahota

Street and Apt. No., or PO Box No.
309 E. John St

City, State, ZIP+4®
Markesan WI 53946

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01/16/2020

General Engineering Company
P.O. Box 340
916 Silver Lake Drive
Portage, WI 53901



Engineers • Consultants • Inspectors

608-745-4070 (Office)
608-745-5763 (Fax)
gec@generalengineering.net
www.generalengineering.net

December 5, 2019

Shawn & Cristal Strahota
309 East John Street
Markesan, WI 53946

Re: Property Maintenance
309 East John Street
City of Markesan, Wisconsin

Dear Mr. Strahota:

The City of Markesan Building Inspection Department has received complaints regarding the dilapidated condition of the house located at the above referenced address. This condition is a violation of the City Property Maintenance Code Chapter 273-5 (copy enclosed).

The violations include:

1. The rear porch guardrail is missing.
2. The front porch structure is failing.
3. Front and rear exterior steps are unsafe.
4. The exterior needs painting for preservation and appearance. Much of the siding has begun to deteriorate.
5. The exterior wall covering and windows are not water tight.

You have 30 days from the date of this letter to correct these violations. If violations are not corrected within 30 days penalties will be imposed which will include citations. Per 273-12 each day a violation exists is considered a separate violation and subject to a citation.

You have 5 days from the receipt of this letter to request a hearing before the Common Council. This notice becomes an order after 5 days if a hearing is not requested.

If you have any questions or concerns, please feel free to contact me at (608) 617-6873.

Sincerely,

GENERAL ENGINEERING COMPANY

Timothy Tripp / BKF

Timothy Tripp
City of Markesan
Building Inspector

Portage

Black River Falls

La Crosse



Consulting Engineering • Structural Engineering • Building Design • Environmental Services • Building Inspection • GIS Services
Grant Procurement & Administration • Land Surveying • Zoning Administration • Mechanical, Electrical, & Plumbing Services





Betsy Amend <bamend@markesanwi.gov>

Strahota Property

1 message

Tim Tripp <ttripp@generalengineering.net>

Fri, Jan 24, 2020 at 9:41 AM

To: Betsy Amend <bamend@markesanwi.gov>

Betsy,

The City has asked for a list prioritizing the violations listed in the letter to the above referenced property. Each item is a violation of city ordinance 273-5.

However this could be a reasonable progressive approach.

The easiest and least expensive repairs are to provide a code compliant guardrail on the rear porch and code compliant steps on the front porch. (Items 1 and 3 in the attached letter.) This would correct the most obvious and immediate health and safety issues. A building permit would be required for this work.

Next are the more expensive, but necessary repairs for the structural integrity of the house. Repair or replace the missing or broken windows. Repair or replace the deteriorated exterior siding. Repairing these 2 items will prevent further structural damage to the house. It is clear from the pictures the front entry porch/2nd floor deck is structurally unsound and needs to be rebuilt. These items will require a permit as well.





Timothy Tripp
General Engineering Company
Municipal Building Inspector
Office 608.745.4070
Cell 608.617.6873

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TDT12-05-19 Shawn & Cristal Strahota(309 E John Street) Prop. Maint..docx
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